

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: APRIL 4, 2019

LOCATION: NANNIE LEE RECREATION CENTER, EXHIBIT HALL (LOWER LEVEL)

AGENDA

1. Introductions and Chair remarks (Chair) 6:45 p.m.
2. Modification to Housing Opportunity Fund Loan Request for The Spire (Church of the Resurrection project) (Eric Keeler/Halley Norris) 6:50 p.m.
Action Requested: Review and Vote on Revised Loan Request
3. Consideration of February 7, 2019 and March 7, 2019 meeting minutes (Chair) 7:05 p.m.
Action Requested: Review and Approve Minutes
4. Announcements and Upcoming Housing Meetings (Staff) 7:10 p.m.

Condominium and Community Association Training
April 6; 10 am – 12 pm, Patrick Henry Recreation Center

AHAAC-EPC Subcommittee Meeting
April 10; 7:00 – 8:15 pm, City Hall, Room 2000

Community Open House for Resolution 830 Modernization Process
April 11; 7:00 – 9:00 pm, Charles Houston Recreation Center, Multipurpose Room

Discussion on Amazon HQ2's Impact on the Rental Market
April 16; 9:30 – 11:30 am, Charles Houston Recreation Center

Eisenhower East Small Area Plan Update Community Meeting
April 25; 7:00 – 9:00 pm, Location tbd
5. Housing Contributions Workgroup 7:15 pm
- Adjournment (Chair) 9:15 p.m.

Attachments:

1. Written Update Alexandria Housing Development Corporation
2. Monthly Financial Report
3. Housing Master Plan Quarterly Progress Report

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

DCHS Office, 2525 Mount Vernon Avenue | February 7, 2019

	Members Present	Members Absent	Staff
1	William Alexander (m)		Tamara Jovovic, Housing Planner
2	Dan Brendel (m)		Ashley Labadie, Urban Planner
3	Annette Bridges		Brandi Collins, Housing Program Specialist
4	Michael Butler		
5	Katharine Dixon (m)		
6		Michael Doyle (m) (excused)	
7	Carter Flemming		
8	Jon Frederick (m)		
9		Holly Hanisian (m) (excused)	
10	Bill Harris		
11	Robyn Konkel, Chair		
12	Michelle Krockner (m)		
13		Jessica Lurz*	
14	Helen McIlvaine*		
15	Shelley Murphy		
16		Peter-Anthony Pappas (excused)	
17		Mary Parker (m) (excused)	
18		Yasin Seddiq (excused)	
19	Paul Zurawski		
20		Frank Fannon (excused)	
21	vacant		
	Guests	Affiliation	
1	Zhuli Stoyanova		
2	Ed Kemp		
3	Phil Goldstein		
4	Jennifer Klein		

*non-voting

(m) – took minutes during fiscal year

The meeting was preceded by a new member orientation session. The Chair, Robyn Konkel, called the meeting to order at 7:00 pm. Jon Frederick volunteered to take minutes.

1. Landmark Mall Small Area Plan Amendment (Ashley Labadie/Brandi Collins)

Staff from the Department of Planning and the Office of Housing provided an update on the Landmark Mall Planning effort.

- The plan update is focused on Landmark Mall site, and its interaction with Duke and Van Dorn Streets as part of the plan update.
- Land ownership issues revolving around the site have been resolved, and staff are building flexibility into the plan to enable developers to be more responsive to the market.
- Housing staff provided a presentation that described the household income mix, housing types, jobs, and other demographic data surrounding the site.
- Staff described the types of jobs that would be created as part of the redevelopment process and explained that many of the jobs would require housing affordability.
- Draft plan recommendations include the preservation of existing affordability in the area and opportunities to include new committed affordable housing as part of the redevelopment.
- The Committee discussed the amount of density proposed on the site and whether the density should be increased to ensure it could support affordable housing.
- Staff will return to the Committee with final proposed recommendations in March prior to the plan's public hearing before Planning Commission and City Council in April.
- The CDD rezoning for the site is anticipated to be considered by Planning Commission and City Council in July.

2. Route 1 South Housing Affordability Strategy Update (Tamara Jovovic)

Staff provided a presentation on the Multifamily Residential Zone proposed to help implement the South Patrick Street (Route 1 South) Housing Affordability Strategy and expand affordable housing incentives in the City. The zone:

- Provides density up to a 3.0 FAR and requires that a minimum of one third of the provided housing be committed affordable;
- Targets a broader and deeper level of affordability with average incomes served at 40% AMI (or at 50% AMI following the submission of a revised affordable housing plan);
- Existing HAP contracts will be deemed to meet the Zone's requirements.

P. Zurawski volunteered to draft a letter of support. B. Harris made a motion to approve the preparation and submission of the letter following the Committee's review; J. Frederick seconded the motion. The motion was approved unanimously.

3. Housing Response to Virginia Tech and Amazon HQ2 (Helen McIlvaine)

Helen McIlvaine provided an overview of Amazon HQ2 and the steps that the City and Arlington County took to attract the company's second headquarters to National Landing in Crystal City.

- It is estimated that 40% of created jobs will need housing affordability @ 60% AMI and below.
- H. McIlvaine discussed the regional collaboration and local planning and engagement efforts underway to proactively and comprehensively respond to the housing opportunities and challenges anticipated with the development of National Landing. These include outreach to the Arlandria community, community groups, and property owners and the proposed Mount Vernon Corridor planning initiative which would examine housing affordability impacts

and identify strategies to preserve existing housing resources as well as opportunities to expand housing opportunity.

4. Housing Contribution Workgroup Update (Tamara Jovovic)

T. Jovovic provided an update on the Housing Contributions Workgroup. The workgroup will kick off in March and will include AHAAC, as well as representatives from the development community and representatives from the Commission on Aging and the Commission on Persons with Disabilities. The group is charged with addressing housing contributions as they relate to rezoning and land use change applications in April and senior housing and building conversions in May. The goal is for the workgroup's recommendations to be presented to City Council in July.

5. Consideration of January 3, 2019 Minutes (Chair)

C. Flemming made a motion to approve the January minutes; M. Krockner seconded the motion. The minutes were approved unanimously.

6. ARHA Update (Carter Flemming)

C. Flemming provided an update on ARHA's activities:

- Ramsey Homes will start excavation work at the end of the month; Dominion removed all poles.
- ARHA plans to start some rehabilitation work on Princess Square in the near future. This work will include replacement of sidewalks and roofs.

7. AHDC Update (Jon Frederick)

J. Frederick provided an update AHDC's activities:

- Lacy Court, Gateway Apartments, and Carpenter's Shelter are all under construction.
- Lacy Court Phase I will begin to deliver units during the first week of March.
- Gateway will be weather tight by mid-March.
- Carpenter's Shelter hit a delay with permitting but is now beginning excavation and driving piles.
- AHDC is continuing work on Bellefonte Apartments and plans to close in late April.

8. Financial Report (Staff)

Housing Staff provided an overview of the financial reports and noted that Housing Trust Fund dollars are starting to come in from Robinson Terminal South project.

9. Staff Updates (Helen McIlvaine)

- The FY 2020 budget will be released soon.
- City Council has expressed strong interest in affordable housing and will hold a worksession with staff on February 26th.
- Dan suggested inviting City Council to a future AHAAC meeting.
- Michelle Krockner provided an update on efforts to increase funding for the Housing Trust Fund at the state level.

The meeting was adjourned at 8:55 pm.

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall, Sister Cities Conference Room | March 7, 2019

	Members Present	Members Absent	Staff
1	William Alexander (m)		Tamara Jovovic, Housing Planner
2	Dan Brendel (m)		Eric Keeler, Deputy Director
3	Annette Bridges		Brandi Collins, Housing Program Specialist
4	Michael Butler		
5	Katharine Dixon (m)		
6	Michael Doyle (m)		
7	Carter Flemming		
8	Jon Frederick (m)		
9	Holly Hanisian (m)		
10	Bill Harris		
11	Robyn Konkell, Chair		
12	Michelle Krockner (m)		
13	Jessica Lurz*		
14	Helen McIlvaine*		
15	Shelley Murphy		
16	Peter-Anthony Pappas		
17		Mary Parker (m) (excused)	
18		Yasin Seddiq (excused)	
19	Paul Zurawski		
20	Frank Fannon		
21	vacant		
	Guests	Affiliation	
1	Ann Ridenhour and two boyscouts		
2			
3			
4			

*non-voting

(m) – took minutes during fiscal year

The Chair, Robyn Konkell, called the meeting to order at 7:00 pm. R. Konkell distributed information provided by the Commission on Women.

1. Landmark Mall Small Area Plan Amendment (Helen McIlvaine)

Helen McIlvaine presented the draft housing recommendations to the Committee for consideration. Michelle Krockner made a motion for the Committee to send a letter of support to Planning Commission. Katharine Dixon seconded the motion.

Discussion ensued regarding the importance of establishing an aspirational goal for the small area plan with respect to affordable housing. Members questioned how development applications would be evaluated in the absence of an established goal. A motion was made to amend the motion to clarify that the Committee recommends 15% of residential development at Landmark Mall be committed affordable. The motion was approved unanimously. The Committee also discussed clarifying the affordability levels of the units and recommended that affordable rental units serve households with incomes up to 60% of the area median income consistent with demonstrated housing demand and the types of jobs that are anticipated to be created by the development. Paul Zurawski volunteered to draft a letter for the Committee's review.

2. Route 1 South Housing Affordability Strategy Update (Tamara Jovovic)

Tamara Jovovic provided an update on the implementation of the Strategy:

- The Housing Needs Assessment is ongoing
- The RMF Zone was approved by City Council in February

3. Consideration of February 7, 2019 Minutes (Chair)

The draft February minutes will be considered as part of the April packet.

4. Written Updates

Written updates regarding ARHA's and AHDC's activities were provided as part of March packet.

5. Financial Report (Staff)

Eric Keeler noted that the March packet included a copy of the Office of Housing's proposed budget.

6. Staff Updates (Helen McIlvaine)

Staff noted that the Eisenhower East Small Area Plan was in the process of being updated and that staff would provide a briefing to the Committee in the Spring.

The meeting was adjourned at 7:30 pm so that the Committee could participate in the Housing Contributions Workgroup.



MEMORANDUM

TO: Alexandria Housing Affordability Advisory Committee

FROM: Jon Frederick, AHDC Executive Director

DATE: March 29, 2019

RE: AHDC Written Update

Lacy Court Apartments

- The first phase of renovation at Lacy Court is complete and all units are ready for occupancy and resident move-ins started on March 20th.
- Our leasing office furniture will be delivered on March 29, assembled on April 1, and management office move scheduled for April 2
- All residents in Phase II will be relocated back to Phase I by March 31 and Phase II will tentatively begin on April 4th.

Gateway Apartments

- Roof of the building is now weather tight and window installation is nearly complete
- Level 5 MEP rough in and drywall should be complete by early April
- Whiting Turner is finishing pouring concrete for the courtyard
- Masonry to begin in early April
- Latest delivery date has been moved back one week, from Nov 1 to Nov 8, because of weather delays during Jan and Feb but Whiting Turner believes they will make up days in next phase of construction now that building is weather tight.
- Finally, we have renamed the project to The Nexus at West Alex. We plan to roll out the name change to the public over the next week.

Bellefonte Gardens

- Walter Phillips (civil engineer) resubmitted the grading plan on 3/25 and AHDC is coordinating a meeting in early April with the City to have follow up conversation regarding the offsite sewer improvement (~\$300K)
- Knu Design is working towards building permit set of drawings while we await comments back from City on grading plan resubmission. Targeting end of April to have a permit set ready
- MUTM package to be submitted to HUD by end of March, estimated turnaround time of 90 days

- Working to obtain VHDA perm loan commitment of approx. \$2.4M-\$2.5M
- Working with Housing on relocation plan

Carpenter's Shelter/The Bloom

- Tracking a Substantial Completion date of 6/7/2020.
 - WT is currently excavating and installing tiebacks, and has experienced some unforeseen conditions:
 - 237 truckloads of contaminated soil was taken off the site
 - A substantial amount of concrete pieces were found 3-5' below grade that was separate from the existing building.
 - An underground storage tank was discovered at the perimeter of the NE side of the site. The tank was rusted and didn't have much liquid.
- None of these items were identified in the ECS Phase II report. Testing done in 2017 showed a clean site. Carpenter's Shelter had a study done in 2006. ECS stated they did not have permission to release the report, but the testing locations were in approximately the same location as the 2006 test.

FY 2019 Affordable Housing Development Funds Financial Report | March 28, 2019

Balance Remaining: \$0

Revenues

	2018						2019						
	July	August	September	October	November	December	January	February	March	April	May	June	Total
Developer Contributions Received	\$69,372	\$158,432	\$0	\$36,364	\$65,454	\$271,390	\$72,779	\$9,984	\$0	\$0	\$0	\$0	\$683,774
Multifamily Loan Repayments	\$0	\$0	\$0	\$0	\$201,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,727
New Revenue Allocated by City Council	\$5,820,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,820,013
Total	\$5,889,385	\$158,432	\$0	\$36,364	\$267,181	\$271,390	\$72,779	\$9,984	\$0	\$0	\$0	\$0	\$6,705,514

Commitments & Reservations

	Start	July	August	September	October	November	December	January	February	March	April	May	June	FY Total	Running Total
Housing Trust Fund (HTF)															
Rebuilding Together Alexandria (RTA)	\$50,000	\$0	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$50,000	\$0
Pilot Rental Assistance	\$600,000	\$0	\$0	\$0	\$0	\$270,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,000	\$870,000
Braddock Small Area Plan Fund	\$1,334,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,334,080
Housing Trust Fund (HTF) Total	\$1,984,080	\$0	-\$50,000	\$0	\$0	\$270,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,000	\$2,204,080
Housing Opportunity Fund (HOF)															
Wesley - Fairlington Presbyterian Church	\$400,000	-\$255,826	\$0	\$0	-\$144,174	\$7,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,850,000	\$7,250,000
ARHA - Set Aside	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000
ARHA - Ramsey Homes	\$3,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$10,000	\$0	\$0	\$0	\$0	-\$10,000	\$3,590,000
AHDC - Operating	\$300,000	-\$75,000	-\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$300,000	\$0
AHDC - King & Beauregard	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	\$700,000
AHDC - Carpenter's Shelter	\$6,600,000	\$0	\$0	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000	\$8,300,000
AHC - Church of the Resurrection	\$8,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,600,000
Housing Opportunity Fund (HOF) Total	\$20,900,000	-\$330,826	-\$225,000	\$2,400,000	-\$144,174	\$7,250,000	\$0	\$0	-\$10,000	\$0	\$0	\$0	\$0	\$8,940,000	\$29,840,000

Housing Master Plan Progress Report

Period: FY19 Q1-Q3

City of Alexandria, Office of Housing

Updated: 03.28.19

TYPE OF ACTIVITY	FY19 Q1-Q3 Impact (Jul 2018-Mar 2019)			Prior Reported Impact (Jan 2014-Jun 2018)	Total Impact (Jan 2014-Dec 2018)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Rental Units Created or Preserved/Rehabilitated	0	215	93	191	191
Created	Jackson Crossing			78	
	Gateway at King and Beauregard	74			
	New Hope Veterans Home (Aspen Street)			3	
	Carpenter's Shelter	97			
	Fairlington Presbyterian Church		81		
Preserved	Arbelo Apartments			34	
	Longview Terrace Apartments			41	
	Community Lodgings			7	
	Lynhaven Apartments			28	
	Lacy Court Apartments	44			
	Bellefonte Permanent Supervised Apartments		12		
Units Created through the Development Process	0	26	146	93	93
Alexandria Memory Care Community (Silverado)				2	
Goodwin House			6		
Cambria Square (Pickett's Place/The Delaney)				4	
Notch 8				12	
Station 650 at Potomac Yard				8	
The Bradley (Braddock Station/Braddock Metro Place)				10	
Parc Meridian at Eisenhower Station				33	
The Thornton (Hunting Terrace)				24	
2901 Eisenhower Avenue		13	8		
Oakville Triangle Site			65		
Gables Old Town North (ABC/Giant site)		9			
Braddock Gateway Phase II			4		
Potomac Yard Landbay H/I			9		
Sunrise Senior Living		2			
Block 6A*		2			
Eisenhower East Block 20			15		
1200 North Henry			11		
Monday Properties			5		
Silverstone Senior Living			7		
Braddock Gateway Phase III			4		
600 Royal Street (Bus Barn)			12		
Beauregard Committed Units	0	0	113	198	198
St. James Plaza (Fillmore)				93	
Church of the Resurrection			113		
Southern Towers				105	
Units Created or Preserved through Redevelopment Support to ARHA	0	52	260	0	0
Ramsey Homes		52			
Ladrey Senior Highrise			170		
Andrew Adkins			90		

* Project also includes three units affordable at 80% AMI.

Housing Master Plan (Jan 2014-Dec 2025)	
Target	Balance
660	469

336	243
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494	296
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174	174
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TYPE OF ACTIVITY	FY19 Q1-Q3 Impact (Jul 2018-Mar 2019)	Prior Reported Impact (Jan 2014-Jun 2018)	Total Impact (Jan 2014-Dec 2018)
	Loans Closed/Grants Issued	Prior Closed/Issued	Total Closed/Issued
Rental Accessibility Modification Projects [Grants]	0	12	12
Homebuyer Loans	1	40	41
Homeowner Rehab Loans /RTA Projects [Rebuilding Together Alexandria Grants]	0	90	90

Housing Master Plan (Jan 2014-Dec 2025)	
Target	Balance
24	12
72	31
240	150

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY19 Q1-Q3 Impact (Jul 2018-Mar 2019)	Prior Reported Impact (Jan 2014-Jun 2018)	Total Impact (Jan 2014-Dec 2018)
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued		
TOTAL	1	624	625

Housing Master Plan (Jan 2014-Dec 2025)	
Target	Balance
2,000	1,375

TYPE OF ACTIVITY	FY19 Q1-Q3 Impact (Jul 2018-Mar 2019)			Prior Reported Impact (Jan 2014-Jun 2018)	Total Impact (Jan 2014-Dec 2018)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Workforce Affordable Units (70-80% AMI) Created through the Development Process	0	3	10	0	0
Block 6A (also see above)		3			
Park Center			10		

2019 HOUSING CONTRIBUTIONS WORKGROUP—WORKSESSION #1 DRAFT AGENDA

APRIL 4, 2019 7:15-9:15 PM EXHIBIT ROOM, NANNIE J. LEE RECREATION CENTER

A light dinner and refreshments will be available starting at 7:00 pm.

- I. Welcome and Introductions
- II. Purpose of Meeting
- III. Developer Considerations
- IV. Table Discussions
- V. Report Outs
- VI. Discussion
- VII. Next steps

Adjourn

Questions? Please contact Tamara Jovovic, Housing Planner, 703-746-3097,
tamara.jovovic@alexandriava.gov